



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

July 31, 2013

IN REPLY PLEASE

REFER TO FILE: **PJ-0**

TO: Each Supervisor

FROM: Gail Farber *Gail Farber*
Director of Public Works

MARTIN LUTHER KING, JR. MEDICAL CENTER INPATIENT TOWER PROJECT STATUS REPORT

Following is an update on the construction of the Martin Luther King, Jr. Medical Center Inpatient Tower project for the week ending July 26, 2013.

Current Status

The project is scheduled to achieve substantial completion by October 31, 2013. The critical path for completion continues to be focused on the Inpatient Tower, specifically the basement and 1st and 2nd Floors. The most critical sequence includes finishing construction to a point that fire and life safety systems, heating, ventilation, and air conditioning can be tested and commissioned. Construction activities are planned to progress through the building from the top working down. The sequence of completing finish work, testing of systems, and punch list corrections is underway across the various floors. Testing and commissioning Central Plant elements, which support the Inpatient Tower, are also underway.

Critical Path Activities – July 27 - August 8, 2013

- Central Plant 2 – Continue commissioning of boilers.
- Inpatient Tower Basement – Complete flooring installation. Install doors and hardware.
- Inpatient Tower Level 1 – Continue ceiling and flooring installation. Install ceiling tiles in the Intensive Care Units. Start installation of storefront system at emergency department security vestibule.

- Inpatient Tower Level 2 – Complete fire alarm installation and proceed with pretesting. Complete installation of doors and hardware. Complete drywall finishing and begin ceiling installation in new elevator lobby. Connect utilities to central sterile equipment. Complete all overhead work and obtain approvals for operating room ceilings. Begin installation of surgical lights and booms.
- Inpatient Tower Level 3 – Obtain overhead ceiling approvals and complete ceiling installations. Continue air test and balance.
- Inpatient Tower – Balance heating hot water system.
- Main Lobby and Admitting and Ancillary Building – Continue with installation of terrazzo flooring.

Significant Progress – July 15-26, 2013

- Central Plant 2 – Commissioning of boilers progressed as planned.
- Inpatient Tower Basement – Flooring installation nearing completion.
- Inpatient Tower Level 1 – Flooring installation started: Completed preparation of all areas except those which will have terrazzo. Installed flooring in Radiology suite. Began production flooring installation in on-half of the floor.
- Inpatient Tower Level 2 – Installation of fire alarm in progress. All central sterile equipment was set in place and ready for utility connections. Acoustical ceiling grid installed throughout central sterile area.
- Inpatient Tower Level 3 – Completed prefunctional testing of mechanical equipment on July 23, 2013. Completed hard lid-ceiling at elevator lobby.
- Inpatient Tower Level 4 – Completed hard lid-ceiling at elevator lobby.

Staffing

The contractor is maintaining an increased number of construction workers in the field as well as supervisory staff (see below):

Thurs. 7/11/13	Fri. 7/12/13	Sat. 7/13/13	Mon. 7/15/13	Tues. 7/16/13	Wed. 7/17/13	Thurs. 7/18/13
313	325	107 (overtime)	318	337	315	332
Fri. 7/19/13	Sat. 7/20/13	Mon. 7/22/13	Tues. 7/23/13	Wed. 7/24/13	Thurs. 7/25/13	Fri. 7/26/13
314	105 (overtime)	329	321	328	319	326

Other Activities

- Punch list activity to begin on the 3rd Floor of the Inpatient Tower the week of August 5, 2013.
- Fire alarm testing on all floors of the Inpatient Tower by the Office of Statewide Health Planning and Development's inspector scheduled for September 6, 2013.
- Public Works is coordinating with MLK-LA to obtain their concurrence on what will be the state of construction on the 2nd Floor Women's Center when it is transitioned to them for their remodel project.

Civic Art

- The artist designed courtyard adjacent to the Inpatient Tower will begin installation in late September. The sculpture for the entry drop-off circle (see attached) is being fabricated and is scheduled for delivery in late October. A more detailed update on Civic Art projects is available from the Arts Commission.

Critical Events

- July 23 and 30, 2013 – Public Works' executive oversight meetings with Hensel Phelps held to coordinate project progress and ensure timely resolution of remaining change order issues.
- Board action for consideration of change order requests with Hensel Phelps is scheduled for early August 2013.

We will continue to provide you with regular updates on the progress of construction. If you have any questions, please contact me or your staff may contact Jacob Williams at (626) 458-4014.

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Attach.

cc: Arts Commission (Erin Harkey)
Chief Executive Office (William T Fujioka, Rita Robinson)
County Counsel
Executive Office

ARGENTSTUDIOS

3014 Wyandot St.
Denver, CO 80211
303 433 8353 VOICE
303 561 0666 FAX

Martin Luther King
Jr. Hospital
Expansion and
Renovation

PUBLIC ART
PROPOSAL

Rendering of Artwork
on site

May 21, 2012

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